



Section 8 Update

City of Tempe Housing Services
21 E. 6th Street, Suite 214
Tempe, AZ 85281
480-350-8950
480-350-8902 Fax
480-350-8913 TDD
www.tempe.gov/housing



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City of Tempe Housing Choice Voucher Payment Standards Changing January 1, 2006

The Section 8 program requires HUD to publish Fair Market Rents (FMR) periodically, but not less than annually to be effective October 1st of each year. The primary uses of the FMR for the Section 8 program is to determine Payment Standards for renewal rents and expiring lease agreements/Section 8 contracts and to determine initial rents for housing assistance payment contracts (HAP).

To better reflect the rental market due to the new published FMR's, the City of Tempe's Section 8 program will adjust its payment standards effective January 1, 2006. Please keep in mind that the payment standards are rent plus utilities. If the tenant finds a unit that rents for more than the payment standard, the tenant may pay the difference, however, the tenant cannot pay more than 40% of their monthly adjusted income for rent and utilities.

New Payment Standards Effective January 1, 2006

0-Bedroom:	\$544
1-Bedroom:	\$638
2-Bedroom:	\$770
3-Bedroom:	\$1122
4-Bedroom:	\$1338
5-Bedroom:	\$1470
6-Bedroom:	\$1662

The reduced payment standard is immediately applicable for a participant family that is not moving from their current unit if at any time a new HAP contract must be executed for the unit, i.e. when the owner offers a new lease agreement and the family accepts. For those participants who are not moving or will not be executing a new lease agreement in their existing unit, the payment standard will not change until their 2nd annual recertification.

Housing Services Staff

- Liz Chavez - Housing Administrator
- Peggy Mathews - Accountant
- Mary Statsmann - Administrative Assistant
- Kim Wortley - Administrative Assistant
- Beth Gath - Housing Specialist
- Curtis Graham - HQS Inspector
- Terry Haley-Kolesar - Housing Specialist
- Craig Hittle - FSS/Homeownership Specialist
- Andres Lara-Reyes - Housing Specialist
- Theresa James - Homeless/Fair Housing Coordinator
- Jamie Ortiz - Housing Specialist
- Karen Pierce - FSS Specialist

Utility Allowances adjusting effective January 1, 2006

Along with the changes to the Voucher Payment Standards, we will be adjusting our utility allowances to be effective January 1, 2006. HUD regulations state that housing authorities shall review allowances at least annually and revise allowances established if there has been a 10% increase or decrease in utility rate and changes. As a result of this review, the results were that a majority of electric and natural gas proposed utility allowances have increased and there were a few utility allowances that will remain the same. All the adjustments are based upon a reasonable consumption of an energy conservative family of modest circumstances to provide essentials needed for a living environment that is decent, safe and sanitary.

Please note that a change to the utility allowance will only occur at the time of renewal for expiring Section 8 contracts and to determine initial rents for housing assistance payment contracts (HAP). The allowances will be added for residents utilizing and paying in addition to their rental obligation or cost.

Utility Allowance schedules will be provided and given to families with their Voucher or subsequently in connection with any rent revisions. If requested, copies of the adopted allowance schedules can be provided by our office at a cost of .50 cents per page or can be viewed on our web site at www.tempe.gov/housing.